

PLANNING & DEVELOPMENT SERVICES DEPARTMENT



PLANNING COMMISSION - AGENDA ITEM No. 1

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TO: Orange County Planning Commission

FROM: Current Planning Services Division

SUBJECT: Continued Public Hearing on Planning Application PA 01-0009 for Zone Change ZC 01-01; Area Plan and for Nuevo Energy Company

PROPOSAL: A zone change to reclassify the property from the A1 (O) "General Agricultural" ("Oil Production") district to PC (O) "Planned Community" ("Oil Production") District establishing the Tonner Hills Planned Community Development Regulations, Development Map and Statistical Summary Table; and an Area Plan for a maximum of a 795 dwelling units including a range of single-family detached and attached dwelling units, as well as a minimum of 559.7 acres to be retained in open space with continued interim oil production activities.

LOCATION: The 789-acre Tonner Hills Planned Community project site is located north of Lambert Road on the easterly and westerly sides of the Orange Freeway (SR 57) in the Sphere of Influence of the City of Brea. The project is located within the **Third Supervisorial District**.

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SYNOPSIS: Staff recommends that the Planning Commission approve the attached resolutions:
1. Recommending that the Board of Supervisors adopt Zone Change ZC01-01 to establish the Tonner Hills PC "Planned Community" Land Use Regulations, Development Map and Statistical Summary Table; and 2. Approving the associated Area Plan. This is the second public haring on the project continued form the September 18, 2002, Planning Commission hearing held at the City of Brea to consider the applicants proposal.
This staff report expands on the previous 9/18/2002 report, and analyzes in further detail the specific elements of the proposed project.

PROJECT PROPONENTS:

Property Owner:

Nuevo Energy Company
500 N. Kraemer Blvd, Bldg. B
Brea, CA 93455

Applicant/Agent:

Ullom Associates
16149 Redmond Way, #401
Redmond, WA 98052

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site on September 6, 2002. Additionally, notices were posted as required by established public posting procedures on September 6, 2002, at the 300 N. Flower Building; and at three locations on the site, specifically at the end of Carmichael Drive west of the 57 Freeway; at the intersection of Kraemer Boulevard and Lambert Road; and at the intersection of Valencia Avenue and Santa Fe Street. During the September 18, 2002, Planning Commission hearing, the Commission continued this item to the October 16, 2002 hearing, to be held at the Hall of Administration, building 10, Civic Center Plaza, Santa Ana.

CEQA COMPLIANCE:

Proposed Final EIR 581 has been prepared in accordance with the California Environmental Quality Act (CEQA). Environmental Planning Services staff has prepared and will present proposed final EIR 581 within a separate staff report for this item. Information about the proposed project contained in proposed Final EIR 581 is referred to in this report. Proposed Final EIR 581 also contains information about possible alternatives to the proposed project. Prior to project action, the Planning Commission must find this proposed final EIR adequate to satisfy the requirements of CEQA.

GENERAL PLAN CONSISTENCY:

The majority of the project site has a (1B) “Suburban Residential” land use designation with allowable densities of 0.5 to 18 dwelling units per acre. Portions of the site located at the intersection of Lambert Road and Wildcat Way and where an existing oil facility is located are designated (2A) “Community Commercial”. The proposed project consisting of residential detached and attached land uses, open space uses, and continued oil production uses are all consistent with the General Plan “Suburban Residential” and “Community Commercial” designations.

PROJECT SITE AND EXISTING CONDITIONS:

The project site is comprised of three oil and gas producing properties with a total of 789.8 gross acres owned entirely by the Nuevo Energy Company, the project applicant.

Existing access to the project site is provided from Lambert Road, Tonner Canyon Road, Carmichael Drive, Kraemer Boulevard, Valencia Avenue, and Wildcat Way. The primary access to the property east of the 57 Freeway is from Kraemer Boulevard, which intersects Lambert Road approximately one mile east of the 57 Freeway. Kraemer Boulevard is an existing signalized intersection and is one of two

proposed access points to the proposed project. The second access point is proposed from Valencia Avenue at the intersection with Santa Fe Avenue, where the adjacent master planned Olinda Ranch project is located east of the Tonner Hills project site. Access to the western portion of the project, west of the 57 Freeway is currently from oil roadways extending from the Tonner Canyon exit off of the 57 Freeway. Future access to this portion of Tonner Hills is proposed via a local street to be aligned with Carmichael Drive extended.

The project site has been utilized for oil production purposes since 1900 and has been steadily developed into its present industrialized condition. Existing site improvements resulting from this industrialized use include surface and subsurface gas lines, oil storage and processing facilities, paved roads, water storage facilities, maintenance facilities, and operation support office buildings. Nuevo Energy Co. will implement restoration and remediation of the site while operation of oil and gas production facilities continues. There are approximately 5 acres in the northeasterly portion of the project site that are leased to a green waste facility, which is proposed to remain on the project site. There are also two out parcels, approximately 6.1 acres, owned by the City of Brea and improved with two 10 million-gallon City water reservoirs.

The project site's topography, geotechnical, seismic, and hydrology conditions among others, are fully described within various sections of Draft Environmental Impact Report (DEIR 581) presented under separate Planning Commission review and consideration. These areas are fully described with the project Area Plan presented to the Commission. The project development plan has been designed with the site constraints and existing uses contemplated.

PROJECT SITE SURROUNDING LAND USE:

Direction	Existing Zoning	Existing Land Use
Project Site	A1 "General Agriculture" District, (O) "Oil Production" District	Oil Production
North	A1 "General Agriculture" District, (O) "Oil Production" District	Oil Production
South	City of Brea – Residential PC/R1	Single Family, Multi-Family Residential
East	City of Brea – Olinda Ranch Specific Plan	Olinda Ranch Master Planned Community
West	City of Brea – Residential R1 /PD	Commercial office, Brea Olinda High School and single family residential.

PROPOSED PROJECT:

The applicant, Nuevo Energy Company proposes to develop a planned community on a 789.8 acre site, located in the northernmost area of unincorporated Orange County, within the sphere of influence of the City of Brea. The majority of the project site (681 acres or 86 %) is located east of the Orange Freeway (SR 57), with a small portion (108 acres, or 14%) located west of the freeway, at the northerly terminus of Carmichael Drive.

The Nuevo Energy Company proposes to implement this project as a Planned Community. Therefore, the project will require a zone change to establish the Planned Community zoning designation. The Tonner Hills Planned Community Program Text establishing the Land Use and Development Regulations and a Development Map and Statistical Summary Table have been developed for this proposal. The proposed development is depicted in the Planned Community Documents attached and includes the following:

1. A maximum of 795 residential dwelling units within approximately 180 acres - Residential Planning Areas 1-7
2. 14.6 acres of Local Park Land – Planning Area 8
3. Approximately 559.7 acres of Open Space with continued and new oil production activities – Planning Areas 10-12
4. 21.5 acres of Open Space/Public Use area – Planning Area 9
5. Approximately 16.3 acres of existing oil facilities – Tonner Tank Farm and Main Oil Operations Facility.

The project also includes an evaluation of a proposed Area Plan for Planning Commission consideration that defines the development consistent with the proposed Tonner Hills Planned Community.

The proposed project, through negotiations with the applicant, the City of Brea, and PDSD staff, has been reduced from a maximum 914 dwelling units to a maximum of 795 dwelling units. In addition, the commercial site has been deleted; development adjacent to Cable Canyon has been deleted, and residential development near the major ridgelines has been reduced. Overall, the project has been scaled back in density and intensity compared to the applicant's original proposal, and the open space and recreation areas have been increased.

Zone Change 01-01

The project includes a zone change that would rezone the site from A1 (“General Agriculture”) District, with an (O) “Oil Production” overlay to (PC), “Planned Community” District. It should be noted that included with the proposed zone change to PC, the project anticipates retaining the existing “Oil Production” (O) District in order to continue the oil extraction activities currently operating on site. Therefore, the zone change proposed includes the suffix (O) in conjunction with the PC zone change as stated above. The majority of oil production wells and facilities are proposed in the open space designated areas (Planning Areas 10 through 12) with restrictions and limited maintenance of existing operations elsewhere on site.

The Area Plan and Program Text documents discussed below are Exhibits 3 and 4 of this staff report.

Area Plan

The Area Plan sets forth guidelines for grading, circulation, infrastructure, integrated oil production operations, landscape, public parks and community hiking and riding trails, architecture and community design. The Area Plan also allows for the initial mass grading of the site in preparation of future development, however, development of property within the planned community will be subject to land use regulations contained the Planned Community Program Text discussed below.

The overall community design concept includes the following principles:

- Preservation and enhancement of natural habitat.
- Non-automotive mobility within the community.
- Neighborhood interaction and connectivity.
- Diversity and choice of residential neighborhood character.
- Opportunities for a variety of lifestyles and economic segments of the marketplace.

Residential – A total of 795 dwelling units to be developed in 7 different planning areas in 180 acres of the project site. The residential concepts envisioned for Tonner Hills include a wide range of residential product types intended to create a series of distinct neighborhoods with distinct scale, character and architectural styles. The neighborhoods would be linked by a network of pedestrian paths and by bicycle trails connecting them all together with the local parks and with the rest of Brea’s neighborhoods surrounding Tonner Hills.

To accomplish this vision, a variety of housing types within each planning area has been proposed. The Area Plan establishes a target number of dwelling units, a target lot size for each planning area, and a target residential density. Provisions within the Tonner Hills Planned Community Regulations allow the target number of units for any planning area to be adjusted provided the total number of 795 dwelling units is not exceeded. A minimum lot size for each planning area is also established in the event that the target number of dwelling units is exceeded. Planning Areas 1, 2 and 3 include a mixture of single family detached and single family attached residential development. Planning Areas 4 through 7 include only single family detached residential development. Planning Area 7 is slated for large-lot development. The table below describes the housing types proposed and characteristics anticipated for each Planning Area.

TABLE 1
RESIDENTIAL PLANNING AREAS

PLANNING AREA	GROSS ACRES	RESIDENTIAL TYPE(S)	MINIMUM LOT SIZE	TARGET LOT SIZE	TARGET DWELLING UNITS	NET DENSITY
PA 1	15.5	Conventional SF Cluster SF	Conventional: 4,000 sf Cluster: 2,600 sf	5,000 sf	54	3.5
PA 2	11.4	Single Family Attached Cluster SF Conventional SF	SFA N/A Cluster: 2,600 sf Conventional: 4,000 sf	SFA : No minimum lot size applicable	102	8.9
PA 3	42.6	Conventional SF Cluster SF	Cluster: 2,600 sf Conventional: 4,000 sf	Cluster: 2,600 sf Conventional : 4,000 sf	233	5.5
PA 4	38.9	Conventional SF	4,000 sf	5,000 sf	182	4.7
PA 5	23.6	Conventional SF	4,000 sf	5,000 sf	97	4.1

PA 6	34.9	Conventional SF	4,000 sf	6,000 sf	87	2.5
PA 7	13.1	Conventional SF	7,200 sf	8,000 sf	40	3.0
TOTAL	180				795	4.4

Community Design Guidelines – A major component of the Area Plan establishes the design guidelines for the proposed community. These guidelines are extensive and detailed and they embrace the vast majority of the City of Brea’s Neighborhood Design Elements memorialized in the City’s memorandum of 9/23/1997 (Exhibit 1). PSDS Staff does not support adoption the City of Brea’s recommendation to prohibit the use of wood fences in the Planned Community. Staff does not object to their use along interior property lines because there is no compelling public benefit to preclude their use. Poor maintenance of wood fences in general was a concern of the City of Brea. Although PSDS staff concurs, existing County Property Maintenance Regulations already in place are better suited to address that problem. Other regulations recommended by the City of Brea related to the dimensions of architectural elements, window box planters, the quality of bird stoops on roofs and the quality of garage doors. Staff did not find the Planned Community Land Use Regulations in the PC Text or the Area Plan Design Guidelines to be the appropriate regulatory mechanism to control such issues, and recommended that they become responsibility of the Homeowners Association should they become an issue to the community. In regards to the City of Brea’s recommendation to require developer-installed front yard landscaping on single family residential lots, staff did not find that at the price range anticipated for the homes in the proposed Planned Community, landscaping issues would warrant the need to require installation by the developer. However, in the case of attached and multi-family developments, developer-installed landscape will be required.

The proposed Tonner Hills Planned Community guidelines include the following:

Circulation Design, at the community and neighborhood level – Guidelines for collector streets, local streets, sidewalks and bikeways. Specifics of the design concept are discussed below under *Circulation*.

Grading Concept – Guidelines for contour and landform grading techniques; building pads, cut/fill slopes; retaining walls and drainage devices. Specifics of the design concept are discussed below under *Grading*.

Neighborhood Design– Guidelines for streets, varied setback depth, building placement and orientation, mixture of one and two story homes, placement and orientation of garages, neighborhood entry statements, pedestrian walkways and parking auto courts.

Residential Architecture – The community theme and architectural goal for Tonner Hills is that of “compatible variety”. Rather than specify particular architectural styles, builders and their professional design teams are encouraged to develop architectural designs based upon styles historic to Orange County and the Southern California region.

For each residential planning area, and for the purpose of diversity, builders will be required to identify and provide a variety of architectural styles for their projects. Three different elevations will be required within each architectural style.

Elements guiding residential architecture include, bulk, mass and scale; building and roof materials and colors; window and doors design; porches and balconies; columns and posts; and building elevation articulations.

Other architectural design elements addressed in the documents are mechanical equipment, gutters and downspouts; chimneys; skylights; solar panels and accessory structures.

Landscape Design Concept – The Design Guidelines include a “Conceptual Master Landscape Plan” that contains a master list of tree and plant materials intended to create a distinctive, diverse environment that will lend identity and character to the developed and natural areas of the project. The landscape concept integrates the built environment with the natural features of the land. The landscape design standards address Streetscapes, local and community wide; neighborhood entries; slopes and buffer zones, brush management and view corridors.

Circulation – The Planned Community includes two major access points. The primary access to the easterly portion of the project will be from the south, at Kraemer Boulevard, just north of the fire station at the intersection with Lambert Road. This collector street will continue eastbound, to intersect with Valencia Avenue where a second access point into the project is planned to align with the existing intersection of Santa Fe and Valencia Avenue. The western portion of the Planned Community will be accessed from the continuation of a local collector street to be aligned with the existing Carmichael Drive.

Street design of the major collector roads proposed for the Planned Community is responsive to the natural terrain of the site. For the most part, collector roads follow existing oil field roadway alignments, except along the proposed access to and from Valencia Avenue.

Grading - The grading concept proposed for Tonner Hills is a balanced grading program respectful of the natural topography recognizing the nature of the existing terrain with special attention to the preservation of major landforms and significant drainage courses. Grading in the site will result in 4.2 million cubic yards of earth with balancing cut and fill on-site based upon the retention of open space areas that have value as wildlife habitat, the avoidance of natural hazards, and consideration of topographical features that comprise the visual backdrop to the neighboring communities. Edge conditions of residential planning areas will seek to replicate natural conditions wherever practical given habitat or geological constraints through the use of contour grading and landform grading.

Contour grading creates a curvilinear pattern to slopes by using variations of horizontal and vertical curves and provides for a general rounding of slopes at slope intersections and at areas of transition to open space, given geologic conditions and habitat restoration activities underway. Landform grading replicates the irregular shapes of natural slopes resulting in aesthetically pleasing elevations and profiles.

Perimeter manufactured slopes proposed to provide an edge to open space areas are expected to blend with the natural terrain, and the major contiguous ridges that provide a visual backdrop to neighboring communities will be retained. Building pad grading concepts will encourage conformance with or replication of the natural topographic conditions of the site. A variety of lot depths and widths are proposed to discourage rigid and uniform development edges.

Open Space – A minimum of 559.7 acres within Planning Areas 10 through 12, will be retained in open space. The uses proposed for these planning areas include primarily passive open space for coastal sage

scrub, wetland/riparian walnut and other habitat preservation and restoration, as well as the continuation of interim oil production activities

A total of 21.5 acres of open space land (Planning Area 9) located on the westerly side of Valencia Avenue near Santa Fe Avenue will be reserved for public/quasi public use such as parks, nature trails, or playgrounds. The Area Plan includes design guidelines for graded open space and fuel modification areas as well as design concepts for hiking and riding trails.

Art in Public Places – The County of Orange does not have an art in public places program, however, the Planned Community proposal will address the City of Brea's Art in Public Places Program by establishing a developer funded mechanism with an agreed upon value of 1,500,000 dollars. Up to 50% of this value may be used to establish a community Art Education Endowment Program in cooperation with the Brea Olinda Unified School District. Allowable expenses under this program are the cost of the art and related expenses to display the art. The land and art will be owned and maintained by the Master Community Association.

Oil Operations – Oil operations will continue on portions of Planning Areas 10 through 12 as well as 16.3 acres of the Main Facility and the Tonner Tank Farm. Any new wells will be subject to the regulations of the Orange County Oil Code, the Orange County Fire Authority (OCFA), and the California Department of Conservation, Division of Oil Gas and Geothermal Resources (DOG&GR). In residential Planning Areas (1 through 7), no new wells will be drilled, nor will existing wells be re-drilled. A number of existing wells will be phased out of the site, specifically from the proposed residential areas. Any well proposed for continued operation within a residential planning area will be replaced with subsurface vault units, subject to the regulations and standards of the County, the OCFA and the DOG&GR. The Area Plan includes guidelines for screening and integration of oil production activities within and near residential Planning Areas. The PC regulations further establish specific requirements for separation between residential structures and oil wells.

Local Parks – Wildcatters Park will be expanded from 5.8 acres to 14.6 acres. PDSD staff and The City of Brea consider improvement of this park an important benefit for the community; therefore, development of this planning area is expected to occur early in the development phasing. Implementation of the expanded Wildcatters Park as depicted in the Area Plan is detailed in the Development Agreement presented to the Commission under a separate staff report. At build out, Planning Area 8 will include recreation and community facility uses such as a recreation building, ball fields, off street parking, riding hiking and bicycle trails and other active recreational uses. This local parkland will satisfy the Orange County local park code as well as the City of Brea local park standards.

Planned Community Program Text

The Planned Community Program Text Regulations (PC Text) will establish regulations, authority and procedures necessary for the orderly development of the Tonner Hills property. Table 2 (Exhibit 2), summarizes the uses permitted and the development standards applicable within each planning area. These regulations will not permit any new oil production activity within any residential planning area.

The proposed regulations will require discretionary approval of Area Plans and/or Site Development Permits prior to approval of any subdivision map or residential development. All Area Plans will require review and approval by the Planning Commission. Additionally, the proposed regulations designate the

City of Brea as an official review body with a 30 day review period prior to action on discretionary permits, thereby affording the City additional input as more specific development proposals occur.

At its September 18, 2002, public hearing, the Planning Commission was presented with an introductory overview of the proposed project. A brief comparison of the existing project in contrast with the project originally submitted in January of 2001 was also presented in conjunction with a synopsis of the issues that lead to the project currently under consideration in this staff report. The Planning Commission received public input and continued the public hearing to October 16, 2002.

A major theme of the public comments received at the public hearing related to the concern that the City of Brea's vision did not receive appropriate consideration. Staff worked with the applicant to address these issues and believes that revisions to the final project, as discussed in this staff report, have embraced the vast majority of the City's vision and specific requests as follows:

- Preserve natural resources such as Cable Canyon and Tonner Canyon.
- Preserve the 5.8 acre Wildcatters Park and its enhancement to 14.6 acres.
- Early improvement and construction of Wildcatters Park.
- Provide access to the development from Valencia Avenue.
- Delete the Tonner Hills Road access.
- Provide estate-type housing including 8,000 square foot minimum lot size in designated areas.
- Honoring the City's development standards and Neighborhood Design Elements. (As stated above, the regulations that this project will be subject to among many others include all standards of public benefit that the City requested in its memorandum of 9/23/97. For example, single story residential units intermixed within the development; sidewalks on both sides of double loaded streets; quality architectural detailing and building materials; fully articulated building elevations, garage door and window design, etc.)

A number of other public benefit components of this project such as affordable housing and dedication of open space are further addressed in the Tonner Hills Development Agreement submitted for the Planning Commission consideration as a separate item.

CONCLUSION

The development proposal has been the subject of a number of pre-annexation meetings facilitated by the County of Orange CEO's office between the applicant, the City of Brea, and the County Planning & Development Services Department. A number of significant revisions to the scale of the development plan occurred in response to the comments received on the DEIR 581 from the public and various reviewing agencies, and as a result of these joint meetings. The final documents submitted for Planning Commission consideration are the outcome of consensus building reached during the review process, with input from County staff, the City of Brea and the community at large. Staff believes that the final project, and its regulatory documents have embraced most of the elements of the City's vision. In some instances, the development guidelines and regulations proposed for Tonner Hills go beyond the City's adopted policies and codified standards to ensure that the Tonner Hills community contributes and improves upon the City's residential opportunities. In addition, the project includes public benefits in the form of commitment of 10% of the total dwelling units as low income affordable housing; dedication of a minimum of 559.7 acres of open space; 21.5 acres of public use land, and trails and wildlife corridors.

These elements and the phasing of the project are also included in the Tonner Hills Development Agreement submitted for Planning Commission consideration as a separate public hearing item. Based on the analysis presented in this staff report, staff supports approval of Zone Change ZC 01-01; the Planned Community Program Text, Development Map and Statistical Summary Table; and the Tonner Hills Area Plan, subject to the findings and conditions of approval in appendices A and B.

RECOMMENDED ACTION:

Planning and Development Services Department, Current Planning Services Division recommends the Planning Commission:

- a. Receive staff report and public testimony as appropriate; and,
- b. Certify DEIR 581 for the Project and recommend its certification by the Board of Supervisors,
- c. Approve Draft Board of Supervisors Resolution for Zone Change ZC01-01 (Tonner Hills Planned Community Program Text and Development Map and Statistical Summary Table) and recommend its approval by the Board of Supervisors, and
- d. Approve Draft Planning Commission Resolution approving the Area Plan for the Tonner Hills Planned Community, subject to the Board of Supervisors adoption of the proposed Zone Change ZC 01-01.

Respectfully submitted,

George Britton, Manager
Current Planning Services

EXHIBITS:

1. City of Brea's Memorandum of 9/23/97. Neighborhood Design Elements.
2. Table 2- Residential Site Development Standards Table.
3. Proposed Draft Planned Community Program Text, Development Map and Statistical Table.
4. Proposed Area Plan.
5. Draft Board of Supervisors Resolution for Zone Change.
6. Planning Commission Resolution for Area Plan.

TABLE 2
RESIDENTIAL SITE DEVELOPMENT STANDARDS

	SFD CONVENTIONAL	SFD CONVENTIONAL	SFD CONVENTIONAL	SFD CLUSTER	SFA TOWNHOME PAIRED HOME	MULTIPLE FAMILY
PLANNING AREA	PA's 1-7	PA's 1-6	PA's 1-6	PA's 1-3	PA 2	PA 2
MIN. BUILDING SITE AREA	No Minimum	No Minimum	No Minimum	No minimum	2,000 sf	5,000 sf
MIN. BLDG. SITE AREA/UNIT	N/A	N/A	N/A	1200 SF	1000 SF	1,000 sf
LOT WIDTH @ SETBACK LINE	60 ft.	50 ft.	50 ft.	25 ft.	N/A	None
MIN. LOT SIZE	8,000 sf.	5,000 sf.	4,000 sf.	2,600 sf.	N/A	N/A
SETBACKS(1)(3) Front Rear Side Yard From a residential Street (corner lot) Patios	20 ft. 25 ft. (2) 8 ft. 15 ft.	10 ft. 15 ft. 10 ft. min. one side only/ 10 ft. aggregate both sides. 15 ft.	10 ft. 15 ft. 10 ft. min. one side only/10 ft. aggregate both sides. 15 ft.	5 ft. 10 ft. 5 ft. 15 ft.	8 ft. 10 ft. 10 ft. on one side. 15 ft.	Buildings shall be setback a minimum of 15 ft. from any exterior property line and 15 ft. between buildings internal to one another. N/A
SET- BACK FROM OIL WELLS/ HABITABLE STRUCTURES	150 ft, or as approved by OCFA per Guideline C-02.	150 ft, or as approved by OCFA per Guideline C-02.	150 ft, or as approved by OCFA per Guideline C-02.	150 ft, or as approved by OCFA per Guideline C-02.	150 ft, or as approved by OCFA per Guideline C-02.	150 ft, or as approved by OCFA per Guideline C-02.
SITE COVERAGE	No Maximum	No Maximum	No Maximum	70%	60%	60% excluding carports or garages.
PRIVATE OPEN SPACE	NA	NA	NA	10% of net area	100 sf/unit	200 sf/unit of which a minimum of 50% shall be in common areas
PARKING	Per Section 6	Per Section 6	Per Section 6	Per Section 6	Per Section 6	Per Section 6
BUILDING HEIGHT	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.(5)
Fences/Walls	See 2.7.1.j	See 2.7.1.j	See 2.7.1.j	See 2.7.2l	See 2.7.3.j	See 2.7.4.i
Trash/Storage	N/A	N/A	N/A	N/A	N/A	See 2.7.4.l
Screening	N/A	N/A	N/A	N/A	N/A	See 2.7.4.m

- 1) Projections into required setbacks including front porches and architectural projections including but not limited to chimneys, pot shelves, cornices, eaves, outside staircases, balconies, enhanced window sills, shutter details, window trims, and entry gates may project 5 feet or within 1 foot of the property line whichever is the least projection into the setback.
- 2) May be counted as required fuel modification area.
- 3) 20 Feet where abutting a fuel modification area.
- 4) 8 feet when adjacent to a side street property line of a corner lot.
- 5) 10 feet allowance for architectural elements.